

PB# 04-01

**Masonic Fellowship of
Newburgh**

9-1-20.21 & 20.22

TOWN OF NEW WINDSOR
PLANNING BOARD

APPROVED COPY

DATE: 3-19-04

PB #04-01 MASONIC FELLOWSHIP OF
NEWB. - RT. 32 LL CHG (COPPOLA)

11-2-9

APR 13 2004

Map Number 219-04 City 1
Section 9 Block 1 Lot 104-20.21 Town 1 Village 1
11 1 20.222 5+6 New Windsor
Title: Newburgh Masonic Fellowship
lot line Chg.

Dated: 2-19-04 Filed 3-29-04

Approved by James Pedro Jr
on 3-19-04

Record Owner Newburgh Masonic Fellowship

DONNA L. BENSON
Orange County Clerk

Total \$ 10.00

FILE NUMBER 20040042078 Rece
03/29/2004/ 10:17:15
BOOK 02004 PAGE 0219
RECORDED/FILED ORANGE COUNTY



Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#322-2004

03/30/2004

Masonic Fellowship Of Newburgh

Received \$ 150.00 for Planning Board Fees, on 03/30/2004. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

PB 04-01
approved *Xia*

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/23/2004

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 4-1

NAME: 9-1-20.22 NEWBURGH MASONIC FELLOWSHIP

APPLICANT: MASONIC FELLOWSHIP, INC.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
03/19/2004	PLANS STAMPED	APPROVED
02/11/2004	P.B. APPEARANCE	ND: APPROVED
01/28/2004	P.B. APPEARANCE	REVISE & RET WS: LA
	. TOOK LEAD AGENCY -	REVISE PLAN AND RETURN TO WORKSHOP
12/03/2003	WORKSHOP APPEARANCE	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/23/2004

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 4-1

NAME: 9-1-20.22 NEWBURGH MASONIC FELLOWSHIP
APPLICANT: MASONIC FELLOWSHIP, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
03/19/2004	APPROVAL FEE	CHG	150.00		
03/23/2004	REC. CK. #407	PAID		150.00	
		TOTAL:	150.00	150.00	0.00



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN / VILLAGE OF: New Windsor

P/B APP. NO.: _____

WORK SESSION DATE: 7 Jan 2004

PROJECT: NEW X OLD _____

REAPPEARANCE AT W/S REQUESTED: Not now

RESUB. REQ'D: Full App 1 x 2

PROJECT NAME: Masonic Temple 4/L + S/P

REPRESENTATIVES PRESENT: Jackson, Rick Milton, Mario, _____, _____

MUNICIPAL REPS PRESENT:

BLDG INSP. _____
ENGINEER X
P/B CHMN _____

FIRE INSP. _____
PLANNER _____
OTHER _____

ITEMS DISCUSSED:

- sewer, if used by multiple people, must be Town - therefore should try to get easements.
- 4/L App + S/P App Lot A.
- Row should be Row + 4/L.
- drainage - if road not curbed
- w/o - need eng'r re drainage.
- Concept only re S/P - will need grading, utility, etc. on final/prelim S/P.

STND CHECKLIST:

DRAINAGE _____

DUMPSTER _____

SCREENING _____

LIGHTING _____

(Streetlights)

LANDSCAPING _____

BLACKTOP _____

ROADWAYS _____

APPROVAL BOX _____

PROJECT TYPE

SITE PLAN

SPEC PERMIT

L L CHG.

SUBDIVISION

OTHER

PROJECT STATUS:

ZBA Referral: _____ Y _____ N

Ready For Meeting _____ Y _____ N

Recommended Mtg Date 1/28 likely

AS OF: 03/18/2004

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 4- 1

FOR WORK DONE PRIOR TO: 03/18/2004

										-----DOLLARS-----		
TASK-NO	REC	--DATE--	TRAN	EMPL	ACT	DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
.....												
4-1	230416	12/03/03	TIME	NJE	WS	MASONIC TEMPL L/L	99.00	0.40	39.60			
4-1	234521	01/07/04	TIME	NJE	WS	MASONIC TEMPL L/L	99.00	0.40	39.60			
4-1	235437	01/28/04	TIME	NJE	MC	MASONIC L/L	99.00	0.70	69.30			
4-1	235444	01/28/04	TIME	NJE	MC	TC/TODD K:CLEGG/MASH	99.00	0.40	39.60			
4-1	235455	01/29/04	TIME	NJE	MC	TC/ZOUTIS:MASONIC LL	99.00	0.40	39.60			
4-1	236155	02/04/04	TIME	NJE	WS	MASONIC L/L	99.00	0.40	39.60			
4-1	237041	02/10/04	TIME	NJE	MC	MASONIC L/L	99.00	0.80	79.20			
4-1	237042	02/10/04	TIME	NJE	MC	TC/LM RONES MASONIC	99.00	0.20	19.80			
4-1	237736	02/11/04	TIME	NJE	MM	Masonic L/L APPD	99.00	0.10	9.90			
									376.20			
4-1	239065	02/26/04				BILL 04-276					-376.20	
											-376.20	
									=====	=====	=====	=====
TASK TOTAL									376.20	0.00	-376.20	0.00
.....												
									=====	=====	=====	=====
GRAND TOTAL									376.20	0.00	-376.20	0.00

To: Myra
From: Susan
1 Page

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/23/2004

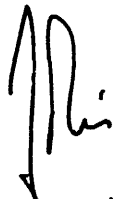
PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 4-1

NAME: 9-1-20.22 NEWBURGH MASONIC FELLOWSHIP
APPLICANT: MASONIC FELLOWSHIP, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/26/2004	REC. CK. #0099	PAID		150.00	
01/28/2004	P.B. ATTY. FEE	CHG	35.00		
01/28/2004	P.B. MINUTES	CHG	33.00		
02/11/2004	P.B. ATTY. FEE	CHG	35.00		
02/11/2004	P.B. MINUTES	CHG	22.00		
03/18/2004	P.B. ENGINEER	CHG	376.20		
03/23/2004	REC. CK. #408	PAID		351.20	
		TOTAL:	501.20	501.20	0.00


3/23/04

MASONIC FELLOWSHIP OF NEWBURGH LOT LINE CHANGE (04-01)

George Zoutis, L.S. appeared before the board for this proposal.

MR. PETRO: Masonic Fellowship of Newburgh, existing 6 lot subdivision to be re-configured to three lots. We looked at this I think two weeks ago.

MR. ZOUTIS: I'm George Zoutis, I'm the land surveyor on the project.

MR. PETRO: Plan involves combination and rearrangement of lot lines to convert five existing lots into three reconfigured lots. Plan was previously reviewed at the 28 January, 2004 planning board meeting. C zone, bulk information on the plan is correct for the zone with the exception of one correction, permitted height is 12" per foot to lot line. That could be a subject to.

MR. EDSALL: I missed that one last time, George.

MR. PETRO: Plan appears to require some correction to accurately reflect properties line. The applicant's surveyor should check the following.

MR. EDSALL: That's, no, I'm sorry, that's an old comment. It's all resolved.

MR. PETRO: Eliminate number 2.

MR. ZOUTIS: The mathematics and the layout of the subdivision haven't changed since Mr. Coppola's office gave the presentation. Mark had some concerns just to make the plan more clear and clean it up which I believe I addressed everything.

MR. EDSALL: Everything that I asked George to correct has been corrected, the only thing I missed on the first review was the four inch per foot versus the 12

inch, which is basically just the way the newer code reads, everything else they've addressed.

MR. PETRO: Mark, I want to go over just to get it into the minutes the sewer line, I think there's an existing easement and/or what's the right word, an agreement between the landowners that other property owners could tie in because it goes all the way up the lane.

MR. EDSALL: When George and I met about this, there's apparently no record of any recorded easement and the approach we took is that when and if it's going to be used by other than the single property owner that that's currently using it which would likely be when they come back in for the site plan, at that point, they're going to have to resolve it, create any necessary easements. George pointed out he's not even quite sure if there is an additional manhole, if in fact it goes out into the access road and then up the hill. So rather than have wrong information on the plan, we agreed that it doesn't affect this lot line change, take it off, they just have to resolve it by the time they come back.

MR. ZOUTIS: That would be something for them to work out.

MR. ARGENIO: To benefit the lower parcels, right?

MR. EDSALL: Right now, the sewer line only serves Baker, it's a huge lateral is what it comes down to.

MR. ZOUTIS: At some point in time we're not sure where it crosses onto Baker's property and that's something for the site for them to resolve at the site plan, it doesn't, it wouldn't affect the requirements for the subdivision itself that we're doing.

MR. PETRO: I understand that but I hate to see it not get into the minutes and not get resolved and Parcel A

have to come all the way down the lane on a separate sewer lateral, come all the way down when you have it all the way on top already.

MR. LANDER: Is it on the plan? Am I missing that?

MR. PETRO: No, but you see the lane going up, there's a sewer easement I've seen on a different plan, I don't see it on this one, but I don't think they're exactly sure I guess where it crosses and hits, Mr. Baker's already tied into it, if you see easement to the Baker parcel, that's the road itself. Well, it's there, I know it's there, I've talked to a number of people, I just want to make sure that all the people involved can utilize it and we can do that when we get to the site plan. It doesn't affect the subdivision because regardless Parcel A still can come down to the road and tie in, so I don't want to hold up the subdivision because in reality, it's not for us to say that they have to give this fella but it could be resolved, it would be very good for his planning to get it resolved and on the site plan. So we're in agreement with that?

MR. BRESNAN: Yes.

MR. PETRO: Just makes common sense, right? The planning board may wish to make a determination under SEQRA process. So motion for negative dec.

MR. ARGENIO: So moved.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare a negative declaration under the SEQRA process for the Newburgh Masonic Fellowship lot line change on Route 32. Any further from the board members? If not roll call.

ROLL CALL

MR. LANDER	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: Entertain a motion for final.

MR. ARGENIO: Motion for final approval for the Newburgh Masonic Fellowship lot line change Route 32.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare final approval for the Newburgh Masonic Fellowship lot line change Route 32. Any discussion from the board members? If not, roll call.

ROLL CALL

MR. LANDER	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE



RESULTS OF P.B. MEETING OF: February 11, 2004

PROJECT: Newb. Masonic Fellowship P.B. # 04-01



LEAD AGENCY:

AUTHORIZE COORD. LETTER: Y N

TAKE LEAD AGENCY: Y N

M) S) VOTE: A N

CARRIED: Y N

NEGATIVE DEC:

M) A S) B VOTE: A 5 N 0

CARRIED: Y ☒ N

PUBLIC HEARING: **WAIVED:** **CLOSED:**

M) S) VOTE: A N SCHEDULE P.H.: Y N

SEND TO O.C. PLANNING: Y

SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M) S) VOTE: A N

RETURN TO WORK SHOP: Y N

APPROVAL:

M) A S) B VOTE: A 5 N 0 APPROVED: 2-11-04

NEED NEW PLANS: Y N

CONDITIONS – NOTES:

Need Proxy for Zoudis

MASONIC FELLOWSHIP OF NEWBURGH LOT LINE CHANGE (04-01)

Mr. Anthony Coppola appeared before the board for this proposal.

MR PETRO: Existing six lot subdivision to be reconfigured to three lots. This plan involves combination and rearrangement of lot lines to convert five existing lots into three configured lots. It's in the C zone, bulk information shown on the plan is correct for the zone. Submitted plan has areas of poor copy.

MR. COPPOLA: Didn't come out?

MR. PETRO: Something that you cannot read?

MR. EDSALL: We need to get regular print because the xerox copy just doesn't work. You can't read quite a number of the portions of it.

MR. PETRO: Plan requires some correction to accurately reflect property lines. The applicant's surveyor should check the following and there's a checklist here.

MR. EDSALL: Things for the surveyor to work on.

MR. PETRO: Why don't you show us what you want to do there first, Anthony?

MR. COPPOLA: Two things, site plan approval and subdivision.

MR. PETRO: Stay with the lot line change. We'll go to the next one, this is just lot line change.

MR. COPPOLA: Okay, essentially, what we're doing is there are six existing lots, we're recombining them to form three lots. They're all contiguous here. There's

two parcels down here on Route 32, one parcel behind the large parcel 12.6 acres in the back and additional corner parcel is part of that and then Parcel B which also has road frontage on Route 32. Those are going to be combined into three parcels. There will be one large parcel in the rear that will be from this lot line all the way around to here.

MR. PETRO: What lines are we eliminating?

MR. COPPOLA: Well, there's a lot line here, these lot lines are being eliminated so the two lots here are being absorbed into this lot.

MR. PETRO: Those two front lots?

MR. COPPOLA: There's two here, right.

MR. ARGENIO: The lot where it says Lee is going to remain?

MR. COPPOLA: Right.

MR. ARGENIO: There's a line here you can't see, this is like--it's the ink thing again, there's a lot line here, correct and here?

MR. COPPOLA: That's correct.

MR. PETRO: From now on, when somebody's in workshop and they're going to remove a lot line, tell them it has to be a different color, lot lines to be removed.

MR. EDSALL: It's a bad copy to start off with, it was easier to follow when the plan was printed readable.

MR. COPPOLA: I can give you this plan right now.

MR. PETRO: What's the purpose of the lot lines being removed?

MR. COPPOLA: Well, our site plan involves Parcel A, Masonic Temple, there's another Parcel B being sold separately and Masonic Temple wants the option to sell Parcel C at some future point with the road frontage so Parcel B and C would be developed at some later stage with separate site plans but those would be two different owners. Parcel A, the large parcel in the rear, that's the site plan application that we have.

MR. PETRO: B and C would have no access off that main road going into Parcel A at this time, right, in other words, any restrictions or any easements?

MR. COPPOLA: B, no, C possibly, it would have road frontage on 32. There would probably be some type of an easement probably at least utility easement here and DOT, we really, depending upon DOT, also, DOT does not want this to be developed, that may be a condition of that, so I can't answer that but probably.

MR. PETRO: It would be a good idea because Parcel C is very close to, if you take Lee out, I don't know what the spacing is but it's certainly not a lot, 117 feet, it would be very close, I'm not going to make that a condition. See what DOT comes up with. If they're fine with it, for some reason then it's fine, but I think an easement should be made from Parcel C in my opinion down that lane.

MR. COPPOLA: I think there will be.

MR. EDSALL: That was one of the things I recommended at the workshop.

MR. PETRO: Is it on one of your comments?

MR. EDSALL: It's there, I referenced here as a proposed right-of-way but I have also recommended it cause my difficulty is that once this lot line change

is combined, if they haven't made the reservation, it's hard to get it later so at least ask that it be reserved.

MR. COPPOLA: Yeah, so we understand that.

MR. MASON: Where is this? I can't make it out.

MR. COPPOLA: You're close to Devitt's, I believe directly across the street, it's on Snake Hill.

MR. SCHLESINGER: What's the access to Parcel A?

MR. COPPOLA: There's an existing private driveway right here now.

MR. PETRO: Your location plan there should be a little more, looks like you took it from the moon.

MR. COPPOLA: Sometimes they're not too good, it's at the base of Snake Hill.

MR. PETRO: Well, there's six comments from the planning board engineer that need to be looked at. The licensed surveyor prepared the plan, a registered architect must stamp the plan, evidently, it's not stamped properly.

MR. EDSALL: Yeah, the final plan or at least subsequent one should have his signature as well.

MR. PETRO: May wish to assume position of lead agency.

MR. R. AGENIO: I'll make the motion.

MR. SCHLESINGER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board make itself lead agency for the Masonic Fellowship of Newburgh lot line change on

Route 32. Any further comments from the board members?
If not, roll call.

ROLL CALL

MR. MASON	AYE
MR. SCHLESINGER	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. COPPOLA: I think, I just have one question on the subdivision, I think it's the desire of the applicants to have the subdivision or lot line change occur much sooner than the site plan would occur so we would probably--

MR. PETRO: One has nothing to do with the other. Frankly, if these six comments weren't on here, you can read the plan, it was stamped properly and you had the easement taken care of, I'd do it tonight. But with seven or eight items, we can do it in two weeks, I know that you're anxious to get it done but there's so much homework there.

MR. COPPOLA: That's fine.

MR. PETRO: Next meeting.

MR. RONES: What's the date of the next meeting?

MR. PETRO: Tenth or eleventh, it's the second Wednesday of the month.

MR. EDSALL: February 11th.

MR. PETRO: It's in that area. You follow what we have to do for the subdivision?

MR. COPPOLA: Yes, I know exactly what we need to do.

MR. PETRO: Mark and I are both saying the same thing, write in an easement for Parcel C down that lane, that doesn't mean you have to use it.

MR. COPPOLA: Well, no, I mean, we have the option to have it there, we might as well do it.

MR. PETRO: Afterwards you're not going to have that option so you have to do it now.

MR. COPPOLA: Right.

MR. PETRO: And you have the six items from Mark on his bullet items and you have to have the plan stamped properly, that's it. See you in two weeks.



PROJECT: Masonic Fellowship L.L. Chq P.B. # 04-01

NEGATIVE DEF:

M) J S) N VOTE: A N
CARRIED: Y & N

PUBLIC HEARING: **WAIVED:**_____ **CLOSED:**_____

M) _____ S) _____ VOTE: A _____ N _____ SCHEDULE P.H.: Y _____ N _____

REFER TO Z.B.A.: M)____S)____ VOTE: A____N____

RETURN TO WORK SHOP: Y__N__

M) S) VOTE: A N APPROVED:

NEED NEW PLANS: Y N

WORKSHOP FEB 4

CONDITIONS – NOTES:

FIX PLAN FOR MARK -

FEB 11 AGENDA



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. MCGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

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Writer's e-mail address:
mje@mhepc.com

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: NEWBURGH MASONIC FELLOWSHIP LOT LINE CHANGE
PROJECT LOCATION: NYS ROUTE 32
PROJECT NUMBER: 04-01
DATE: 11 FEBRUARY 2004
DESCRIPTION: THE PLAN INVOLVES COMBINATION AND REARRANGEMENT OF LOT LINES TO CONVERT FIVE (5) EXISTING LOTS INTO THREE (3) RECONFIGURED LOTS. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 28 JANUARY 2004 PLANNING BOARD MEETING.

1. The property is located in the Design Shopping "C" zoning district of the Town. The "required" bulk information shown on the plan is correct for the zone, with the exception of one correction (permitted height is 12" per foot to lot line).
2. The plan appears to require some correction to accurately reflect property lines, etc. The applicant's surveyor should check the following:
3. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA, and make a determination regarding environmental significance.
4. All other comments regarding this lot line change plan have been addressed on this resubmittal.

Respectfully Submitted,


Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/st
NW04-01-11Feb04.doc

REGIONAL OFFICES

• 507 Broad Street • Milford, Pennsylvania 18337 • 570-296-2765 •
• 540 Broadway • Monticello, New York 12701 • 845-794-3399 •



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: NEWBURGH MASONIC FELLOWSHIP LOT LINE CHANGE
PROJECT LOCATION: NYS ROUTE 32
PROJECT NUMBER: 04-01
DATE: 28 JANUARY 2004
DESCRIPTION: THE PLAN INVOLVES COMBINATION AND REARRANGEMENT OF LOT LINES TO CONVERT FIVE (5) EXISTING LOTS INTO THREE (3) RECONFIGURED LOTS.

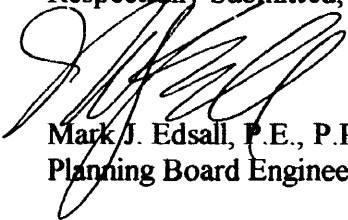
1. The property is located in the Design Shopping "C" zoning district of the Town. The "required" bulk information shown on the plan is correct for the zone. The plan provides a "required" table for each of the lots, but all "actual" values are not provided. The table should be completed where appropriate. As well, the table indicates an incorrect requirement for maximum building height. This should be corrected.
2. The submitted plan has areas of poor copy. One such area is the line between the front and back portions of proposed Parcel C. Does the plan note the existing S 38-35... line to be removed?
3. The plan appears to require some correction to accurately reflect property lines, etc. The applicant's surveyor should check the following:
 - The front tax lot of proposed Parcel C is noted as tax lot 9-1- 5,6. Please correct this tax lot number reference.
 - The plan notes a proposed and existing lot line on the north side of the access road back to proposed Parcel A. It is unclear how the existing line currently runs, and what change is proposed.
 - All adjoining lots should have current property owners of record shown. The adjoining lots are noted as "Lots in The Stenglein Subdivision". Actual property owners should be noted.

REGIONAL OFFICES

- 507 Broad Street • Milford, Pennsylvania 18337 • 570-296-2765 •
- 540 Broadway • Monticello, New York 12701 • 845-794-3399 •

- The plan notes a 20' deeded ROW. The plan should note who it is deeded to the benefit of. Further, it does not appear to align with the actual curb cut location to Rt. 32. Is a change proposed?
 - Similarly, the plan notes a proposed 20' utility easement in the area of the access drive. The plan should note who it is to the benefit of. Also, it is on someone else's property (Baker and Stenglein lot). Some verification should be on record from those property owners.
 - The plan also notes a utility easement 30' on the south side of proposed Parcel B. This should be further clarified.
4. The licensed surveyor preparing the plan, not a registered architect, must stamp the lot line plat.
 5. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/st
NW04-01-28Jan04.doc

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#83-2004

01/26/2004

Masonic Fellowship Of Newburgh *#04-01 P.B.*

Received \$ 50.00 for Planning Board Fees, on 01/26/2004. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/26/2004

PAGE: 1


LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 4-1

NAME: 9-1-20.22 NEWBURGH MASONIC FELLOWSHIP

APPLICANT: MASONIC FELLOWSHIP, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/26/2004	ESCROW	CHG	150.00		
01/26/2004	REC. CK. #0099	PAID		150.00	
		TOTAL:	150.00	150.00	0.00


1/26/07

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/11/2004

PAGE:

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 4-1

NAME: 9-1-20.22 NEWBURGH MASONIC FELLOWSHIP
APPLICANT: MASONIC FELLOWSHIP, INC.

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	01/26/2004	EAF SUBMITTED	01/26/2004	WITH APPLIC
ORIG	01/26/2004	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	01/26/2004	LEAD AGENCY DECLARED	01/28/2004	TOOK LA
ORIG	01/26/2004	DECLARATION (POS/NEG)	/ /	
ORIG	01/26/2004	SCHEDULE PUBLIC HEARING	/ /	
ORIG	01/26/2004	PUBLIC HEARING HELD	/ /	
ORIG	01/26/2004	WAIVE PUBLIC HEARING	/ /	
ORIG	01/26/2004	PRELIMINARY APPROVAL	/ /	
ORIG	01/26/2004		/ /	



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

☐ **Main Office**

33 Airport Center Drive
Suite #202
New Windsor, New York 12553
(845) 567-3100
e-mail: mheny@mhepc.com

☐ **Regional Office**

507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhepa@mhepc.com

Writer's E-mail Address:
mje@mhepc.com

2 APPS

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF: *New Windsor*

P/B APP. NO.: *1-3*

WORK SESSION DATE: *3 Dec 2003*

PROJECT: NEW *X* OLD

REAPPEARANCE AT W/S REQUESTED: *No*

RESUB. REQ'D: *2 APPS Full*

PROJECT NAME: *Maroonic Temple 4/L + S/P*

REPRESENTATIVES PRESENT: *Anthony / Joe Rones / John Leary / Mark /*

MUNICIPAL REPS PRESENT:

BLDG INSP.
ENGINEER *X*
P/B CHMN

FIRE INSP.
PLANNER
OTHER

ITEMS DISCUSSED:

- 1sting 10,000 SF Assembly Hall - 4/3*
- Pavillion 1/2*
- Rec Field.*

STND CHECKLIST:

PROJECT TYPE

DRAINAGE

SITE PLAN

DUMPSTER

SPEC PERMIT

SCREENING

L L CHG.

LIGHTING

SUBDIVISION

(Streetlights)

LANDSCAPING

OTHER

BLACKTOP

ROADWAYS

APPROVAL BOX

PROJECT STATUS:

ZBA Referral: *Y* *N*

Ready For Meeting *Y* *N*

Recommended Mtg Date

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (914) 563-4615
Fax: (914) 563-4693

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Change ☒ Site Plan _____ Special Permit _____

Tax Map Designation: Sec. 9 Block 1 Lot 20.22 (20.21)

BUILDING DEPARTMENT REFERRAL NUMBER PA2003 - 1126

1. Name of Project Newburgh Masonic Fellowship

2. Owner of Record Mark S. Clegg c/o Richard Lease Phone 845-565-2800

Address: 10 Chapel Circle Court, Pine Bush, NY 12566
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant Masonic Fellowship, Inc. Phone 845-561-5055

Address: P.O. Box 1664, Newburgh, NY 12550
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan Anthony J. Coppola, Architect Phone 845-561-3559

Address: 375 Third Street, Newburgh, NY 12550
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney _____ Phone _____

Address _____
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

Anthony J. Coppola 845-561-3559 fax: 845-561-2051
(Name) (Phone)

7. Project Location: On the northwest side of NYS Route 32 1000 feet
(Direction) (Street) (No.)

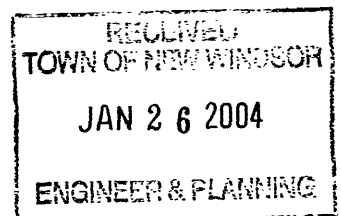
southwest of FERN AV
(Direction) (Street)

8. Project Data: Acreage 18.47 Zone C School Dist. Newburgh

PAGE 1 OF 2

(PLEASE DO NOT COPY 1 & 2 AS ONE PAGE TWO-SIDED)

04-01



9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No X

***This information can be verified in the Assessor's Office.**

***If you answer yes to question 9, please complete the attached AAgricultural Data Statement.**

10. Description of Project: (Use, Size, Number of Lots, etc.) _____
Six existing lots revised into three new lots.

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes _____ no X

12. Has a Special Permit previously been granted for this property? yes _____ no X

ACKNOWLEDGMENT:

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

9th DAY OF January 19 2004

Kathleen A. Parisi
APPLICANT'S SIGNATURE

Kathleen A. Parisi
NOTARY PUBLIC

KATHLEEN A. PARISI
Notary Public, State Of New York
Qualified In Orange County
Registration No. 01PA6073682
Commission Expires April 29, 2008

Fredrick R. Reynolds
Please Print Applicant's Name as Signed

TOWN USE ONLY
JAN 26 2004
DATE APPLICATION RECEIVED
ENGINEER & PLANNING

04-01
APPLICATION NUMBER

APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

Mark S. Clegg, deposes and says that he resides
(OWNER)
at 10 Chapel Circle Court in the County of Orange
(OWNER'S ADDRESS)
and State of New York and that he is the owner of property tax map
(Sec. 9 Block 1 Lot 20.222)
designation number (Sec. 9 Block 1 Lot 20.21) which is the premises described in
the foregoing application and that he authorizes:

Masonic Fellowship, Inc., P.O. Box 1664, Newburgh, NY 12550

(Applicant Name & Address, if different from owner)

Anthony J. Coppola, R.A., 375 Third Street, Newburgh, NY 12550

(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date:

1/9/04

Witness Signature

Janet E. Bunch

Owner's Signature

Mark S. Clegg D.S.

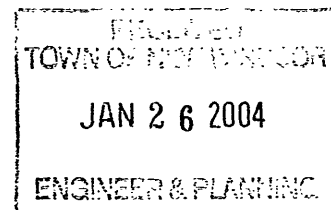
Applicant's Signature (if different than owner)

Anthony J. Coppola

Representative's Signature

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED TO
REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**

04-01



PROJECT ID NUMBER

617.20
APPENDIX C

SEQR

STATE ENVIRONMENTAL QUALITY REVIEW

SHORT ENVIRONMENTAL ASSESSMENT FORM

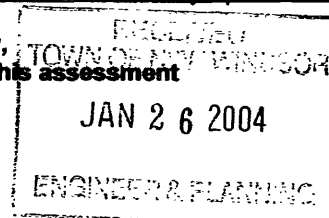
for UNLISTED ACTIONS Only

PART 1 - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT / SPONSOR Masonic Fellowship, Inc.	2. PROJECT NAME Newburgh Masonic Fellowship
3. PROJECT LOCATION: Town of New Windsor Municipality	Orange County
4. PRECISE LOCATION: Street Address and Road Intersections, Prominent landmarks etc - or provide map 104 Windsor Highway	
5. IS PROPOSED ACTION : <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification / alteration	
6. DESCRIBE PROJECT BRIEFLY: Lot line change of 6 lots into 3 lots	
7. AMOUNT OF LAND AFFECTED: Initially 18.47 acres Ultimately 18.47 acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, describe briefly:	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? (Choose as many as apply.) <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park / Forest / Open Space <input type="checkbox"/> Other (describe)	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (Federal, State or Local) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency name and permit / approval: NYS Department of Transportation	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit / approval:	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT / APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant / Sponsor Name _____ Date: 1/9/04 Signature _____	

If the action is a Coastal Area, and you are a state agency,
complete the Coastal Assessment Form before proceeding with this assessment

04-01



PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF.	
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.	
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)	
C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:	
No	
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:	
No	
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:	
No	
C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:	
No	
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:	
No	
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:	
No	
C7. Other impacts (including changes in use of either quantity or type of energy? Explain briefly:	
No	
D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)? (If yes, explain briefly:	
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? If yes explain:	
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question d of part ii was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide, on attachments as necessary, the reasons supporting this determination.

Name of Lead Agency

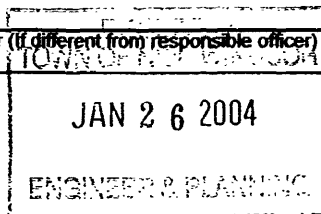
Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency


Signature of Preparer (if different from responsible officer)

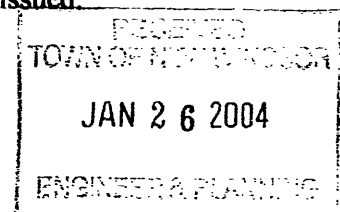


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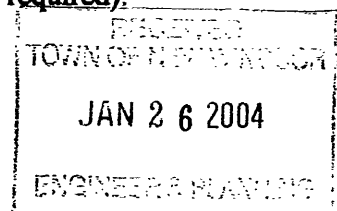
**TOWN OF NEW WINDSOR PLANNING BOARD
SUBDIVISION/LOT LINE CHANGE CHECKLIST**

The following checklist items shall be incorporated on the Subdivision Plan prior to consideration for being placed on the Planning Board Agenda:

1. ☒ Name and address of Applicant.
 - * 2. ☒ Name and address of Owner.
 3. ☒ Subdivision name and location
 4. ☒ **Provide 4" wide X 2" high box (IN THE LOWEST RIGHT CORNER OF THE PLAN) for use by Planning Board in affixing Stamp of Approval. (ON ALL PAGES OF SUBDIVISION PLAN)**
- SAMPLE:** 
5. ☒ Tax Map Data (Section, Block & Lot).
 6. ☒ Location Map at a scale of 1" = 2,000 ft.
 7. ☒ Zoning table showing what is required in the particular zone and what applicant is proposing.
 8. ☒ Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
 9. ☒ Date of plat preparation and/or date of any plat revisions.
 10. ☒ Scale the plat is drawn to and North arrow.
 11. ☒ Designation (in title) if submitted as sketch plan, preliminary plan or final plan.
 12. ☒ Surveyor's certificate.
 13. ☒ Surveyor's seal and signature.
 14. ☒ Name of adjoining owners.
 15. ☒ Wetlands and 100 foot buffer zone with an appropriate note regarding DEC requirements.
 - * 16. ☒ Flood land boundaries.
 17. ☒ A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.



18. ✓ Final notes and bounds.
19. ✓ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.
20. ✓ Include existing or proposed easements.
21. ✓ Right-of-way widths.
22. ✓ Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
23. ✓ Lot area (in square feet for each lot less than 2 acres).
24. ✓ Number the lots including residual lot.
25. ✓ Show any existing waterways.
- *26. ✓ A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
27. ✓ Applicable note pertaining to owner's review and concurrence with plat together with owners signature.
28. TBD Show any existing or proposed improvements, i.e., drainage systems, water lines, sewer lines, etc. (including location, size and depths).
29. ✓ Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.
30. TBD Show all and proposed on-site A septic system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
31. NA Provide A septic system design notes as required by the Town of New Windsor.
32. ✓ Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
33. TBD Indicate percentage and direction of grade.
34. ✓ Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
35. TBD Indicate location of street or area lighting (if required).



REFERRING TO QUESTION 9 ON THE APPLICATION FORM, IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

36. NA

Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.

37. ✓

A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY:


Licensed Professional

1/9/04
Date

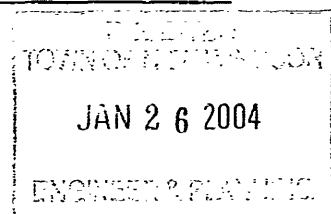
⌘ ⌘ ⌘ ⌘ ⌘ ⌘

PLEASE NOTE:

⌘ ⌘ ⌘ ⌘ ⌘ ⌘

THE APPLICANT OR THEIR REPRESENTATIVE IS RESPONSIBLE TO KEEP TRACK OF ALL EXPIRATION DATES FOR ANY AND ALL APPROVALS GRANTED TO A PROJECT. EXTENSIONS MUST BE APPLIED FOR PRIOR TO EXPIRATION DATE.

04-01



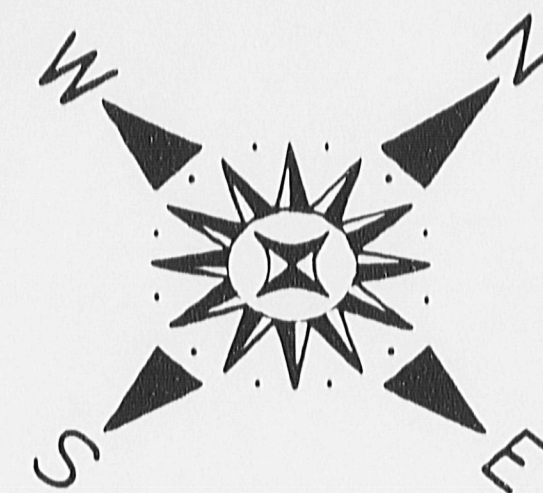
Lands N/F CHG&E

N 42°13'56"E 1014.17'

9-1-20.21 current s-b-l

LOT LINE TO BE REMOVED

Parcel A
Area: 12.63 Acres
Net Area: 12.12 Acres
9-1-20.222 current s-b-l



N/F
Rt. 32 Realty

Site Plan Notes:

1. The proposed lot line changes include existing tax lots 11-1-5, 6 & 9, 9-1-20.21, 104 & 20.222.
2. Three new lots are proposed as parcel A, B, C.
3. Proposed uses of each parcel are allowable under the Town of New Windsor Zoning Ordinance, C District.
4. The project applicant is Masonic Fellowship, Inc., P.O.B. 1664, Newburgh.
5. Boundary and Topographical information from an original survey by G. Zoutis, L.L.S.
6. Total initial lot area is 18.47 acres.
7. Each proposed parcel will be served by municipal sewer and water.
8. A road maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's office for the paved drive serving Parcel C and Parcel A buildings.

Bulk Table Requirements for C Zoning District- Parcel A

Town of New Windsor, N.Y.		
Require memo	Require d	Actual
Minimum Lot Size	40,000 s.f.	12.63 acres
Lot Width	200 feet	289 feet
Front Yard Setback	60 feet	>60 feet
Rear Yard Setback	30 feet	>30 feet
Side Yard Setback	30 feet/ 70 feet combined	thd
Max. Building Height	12" per foot to lot line	thd
Required Street Frontage	NA	na
Floor Area Ratio	0.5	<0.5
Development Coverage	NA	na
Parking Space Size	9'-0"x19'-0"	9'-0"x19'-0"
Required HC Parking	thd	thd
Required Parking	thd	thd

Bulk Table Requirements for C Zoning District- Parcel B

Town of New Windsor, N.Y.		
Require memo	Require d	Actual
Minimum Lot Size	40,000 s.f.	3.23 acres
Lot Width	200 feet	390 feet
Front Yard Setback	60 feet	>60 feet
Rear Yard Setback	30 feet	>30 feet
Side Yard Setback	30 feet/ 70 feet combined	thd
Max. Building Height	12" per foot to lot line	thd
Required Street Frontage	NA	na
Floor Area Ratio	0.5	<0.5
Development Coverage	NA	na
Parking Space Size	9'-0"x19'-0"	9'-0"x19'-0"
Required HC Parking	thd	thd
Required Parking	thd	thd

Bulk Table Requirements for C Zoning District- Parcel C

Town of New Windsor, N.Y.		
Require memo	Require d	Actual
Minimum Lot Size	40,000 s.f.	2.61 acres
Lot Width	200 feet	256 feet
Front Yard Setback	60 feet	>60 feet
Rear Yard Setback	30 feet	>30 feet
Side Yard Setback	30 feet/ 70 feet combined	thd
Max. Building Height	12" per foot to lot line	thd
Required Street Frontage	NA	na
Floor Area Ratio	0.5	<0.5
Development Coverage	NA	na
Parking Space Size	9'-0"x19'-0"	9'-0"x19'-0"
Required HC Parking	thd	thd
Required Parking	thd	thd

N/F
DeCrosta

Existing Dwelling

PROPOSED NEW LOT LINES

Parcel B
Area: 3.23 Acres
Net Area: 2.98 Acres

N/F
Baker

N/F
Baker

Parcel C
Area: 2.61 Acres

9-1-104 current s-b-l

Lots in The Stenglein
Subdivision

N/F
Butler

11-1-5&6
current s-b-l

N/F
Mustafa

Prior to the sale, lease, purchase, or exchange of this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or lessor shall be notified of such farm operation with a copy of the following notification

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

THERE IS AVAILABLE MUNICIPAL WATER & SEWER ALONG ROUTE 32 TO SERVICE LOTS AS NEEDED.

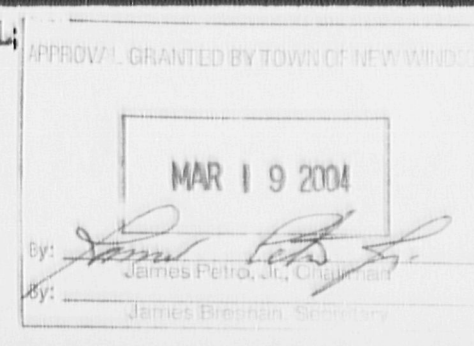
SURVEYOR'S CERTIFICATION:
 I HEREBY CERTIFY TO MASONIC FELLOWSHIP INC. AND THE TOWN OF NEW WINDSOR THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL FIELD SURVEY PERFORMED BY ME AND THAT THE SAID SURVEY WAS COMPLETED ON NOVEMBER 1, 2003.
 GEORGE F. ZOUTIS, PLS
 LICENSE NUMBER 049897

SURVEYOR:

GEORGE F. ZOUTIS, PLS
 PO BOX 7316, NEWBURGH, NY 12550



APPROVAL:



Proposed Site Plan for

Newburgh Masonic Fellowship
 New Windsor, New York

Revisions

Drawn By:

Date:
2/19/04

SCALE:
AS NOTED

PROJECT NUMBER
03-66

Sheet No.

SP1

or 1

LOT LINE CHANGE PLAN

Location Plan

NTS

2
SP1 **Site Plan**
 Scale: 1"=50'-0"